

076.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

Total Card / Total Parcel

701,900 / 701,900

APPRAISED:

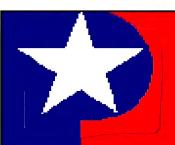
701,900 / 701,900

USE VALUE:

701,900 / 701,900

ASSESSED:

701,900 / 701,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
94		STOWECROFT RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: ZHOU XIANG &	
Owner 2: WANG QIANG	
Owner 3:	

Street 1: 94 STOWECROFT RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: THOM CAROLINE/JAMES R -

Owner 2: -

Street 1: 94 STOWECROFT RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1953, having primarily Vinyl Exterior and 1493 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6425		Sq. Ft.	Site		0	70.	0.95	12									428,927						428,900	

Legal Description										User Acct
										48193
										GIS Ref
										GIS Ref
										Insp Date
										10/08/18

## USER DEFINED

Prior Id # 1: 48193

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID 076.0-0004-0007.0			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	101	FV	273,000	0	6,425.	428,900	701,900		Year end	12/23/2021				
2021	101	FV	263,400	0	6,425.	428,900	692,300		Year End Roll	12/10/2020				
2020	101	FV	263,500	0	6,425.	428,900	692,400		692,400 Year End Roll	12/18/2019				
2019	101	FV	265,200	0	6,425.	398,300	663,500		663,500 Year End Roll	1/3/2019				
2018	101	FV	265,200	0	6,425.	398,300	663,500		663,500 Year End Roll	12/20/2017				
2017	101	FV	265,200	0	6,425.	349,300	614,500		614,500 Year End Roll	1/3/2017				
2016	101	FV	265,200	0	6,425.	318,600	583,800		583,800 Year End	1/4/2016				
2015	101	FV	221,000	0	6,425.	281,900	502,900		502,900 Year End Roll	12/11/2014				

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
THOM CAROLINE/J	68209-126		10/14/2016			712,500	No	No									
GRIFFIN PATRICK	43266-156		7/12/2004			552,000	No	No									
O BRIEN JANE	33594-188		8/5/2001			392,500	No	No	N								

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
11/5/2001	825	New Wind	4,000	C				15 REPLACEMENT WIN	10/8/2018	MEAS&NOTICE	HS	Hanne S					
10/5/2001	741	Re-Roof	5,000	C					4/15/2009	Measured	189	PATRIOT					
									10/30/2004	MLS	MM	Mary M					
									12/19/2001	MLS	MM	Mary M					
									10/14/1999	Meas/Inspect	266	PATRIOT					
									7/27/1993		MF						

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
-------	--------------------------------	---	---	---

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 21 - Split Level				Full Bath: 2	Rating: Good													
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: WHITE																		
View / Desir:																		
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>										
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1								
Year Blt: 1953	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:		Alt %:		Fpl: 1	Rating: Good			Other										
Jurisdct:		Fact: .		WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
								Lower										
<b>INTERIOR INFORMATION</b>				<b>CONDO INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1	6	3	1						
Sec Int Wall:		%		Floor:				Additions:										
Partition: T - Typical				% Own:				Kitchen:										
Prim Floors: 4 - Carpet				Name:				Baths:										
Sec Floors:		%						Plumbing:										
Bsmnt Flr: 12 - Concrete								Electric:										
Subfloor:								Heating:										
Bsmnt Gar: 1								General:										
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO	Central Vac: NO																	
% Com Wal		% Sprinkled																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 076.0-0004-0007.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N					Total Yard Items:				Total Special Features:						Total:			